

AGENDA: May 13, 2003

4.1

CATEGORY: Consent

DEPT.: Community Development

TITLE: Set Public Hearing for Planned
Community Permit—228 Castro Street

RECOMMENDATION

Set the date for a public hearing on May 27, 2003 to consider an application for a Planned Community Permit/Provisional Use Permit for a music/dance club/restaurant at 228 Castro Street.

FISCAL IMPACT—None.

BACKGROUND AND ANALYSIS

On December 10, 2002, the City Council considered an appeal from Andrew and Kareem Nahas related to conditions of approval for the music dance club at 228 Castro Street, known as The Limelight. At that meeting, Council upheld the Zoning Administrator's decision to approve revised conditions of approval for The Limelight, located at 228 Castro Street, limiting the club's operations to patrons 21 years of age and older on Thursday, Friday and Saturday nights. As part of that action, Council directed that the review of the club be brought back to Council for their consideration after outstanding issues involving the Alcohol and Beverage Control (ABC) were concluded.

On March 21, 2003, staff received a new application from Harry Avanesian for a Planned Community Permit/Provisional Use Permit for 228 Castro Street. This proposal is to modify the conditions of approval for this establishment to operate a music/dance club seven days a week for patrons 18 years and older and to operate a restaurant at this location serving lunch and dinner. The interior of the facility is proposed to be reconfigured with only one bar located on the mezzanine level accessible only to patrons 21 years of age and older. The lower levels would have food service, dance floors and no access to alcohol service. This proposal meets minimum standards required by the ABC.

On April 9, 2003, the Zoning Administrator held a public hearing on the proposed application. The Zoning Administrator is recommending approval of the application subject to several conditions of approval. The conditions include, but are not limited to: (1) allowing the restaurant to be open seven nights per week but limiting the music/dance club to Thursday, Friday and Saturday nights; (2) 21 and over; and (3) until 1:00 a.m.

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On May 5, 2003, staff received a revision to the application. Mr. Avanessian has withdrawn his name from the application and the current owners, Messrs. Andrew and Kareem Nahas, wish to pursue the permit. Therefore, there is no new operator proposed for this project. It will continue to be managed by the current operators.

This item is being forwarded to Council for their review and consideration at the May 27, 2003 Council meeting.

PUBLIC NOTICING—Agenda posting.

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